

<b>Applicant</b>	Royal Atlantic Development LLC		
<b>Request</b>	Site Plan Level IV Approval /IOA		
<b>Location</b>	435 Bayshore Drive – as shown on the attached location map		
<b>Legal Description</b>	Birch Ocean Front Subdivision, P.B. 19, P. 26 Block 7, Lot 11 and a portion of Lot 12; A portion of Lot 14, Birch Estates, P.B. 23, P. 24 and a parcel of land in Sec. 1-50-42		
<b>Property Size</b>	34,008 sq. ft		
<b>Zoning</b>	IOA, Intracoastal Overlook Area		
<b>Existing Land Use</b>	Vacant parcel		
<b>Future Land Use Designation</b>	Regional Activity Center, Central Beach Area		
<b>Comprehensive Plan Consistency</b>	Consistent with Future Land Use Element, Permitted Uses, Central Beach Regional Activity Center		
<b>Other Required Approvals</b>	City Commission Approval of Site Plan		
<b>Applicable ULDR Sections</b>	47-12, Central Beach District Requirements 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements		
<b>Setbacks/Yards</b>    <b>Front</b> <b>Rear</b>  <b>Side (Southeast)</b> <b>Side (Northwest)</b>	<b>Required</b>	<b>Minimum permitted per Site Plan Level IV</b>	<b>Proposed</b>
	20'	20'	21'-4"
	½ height at building	20'	20' - 8" at garage 23'-4" at tower
	½ height at building height location	75' to 115' – 30' 35' to 75' – 20' Below 35' – 10'	30' at Tower 24'-7" at Tower 10'-8" at garage base
	<b>Required/Permitted</b>		<b>Proposed</b>
<b>Lot Density</b>	48 du/ac = 37.47 D.U.		34 D.U.
<b>Lot Width</b>	None		200'
<b>Building Height</b>	120' Maximum		100'
<b>Structure Length</b>	200' max.		178.8' (NW-SE axis) 128' (NE-SW axis)
<b>VUA Landscaping</b>	444 S.F.		1,694 S.F.
<b>Landscaping Lot Coverage</b>	8,499 S.F.		8,731.7 S.F.
<b>Open Space</b>	N/A		N/A
<b>Parking</b>	71.4		80

<b>Notification Requirements</b>	Sign notice along each right-of-way (Sec. 47-27.4)	
<b>Action Required</b>	Determine whether the proposed development meets the standards and requirements of the ULDR and criteria for site plan level IV development and shall forward its recommendation to the City Commission.	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Donald Morris, AICP, Acting Zoning Administrator	
	Greg Brewton, Acting Deputy PZ Director	
	Marc Laferrier, AICP, Planning and Zoning Director	
<b>Authorized By</b>		
<b>Approved By</b>		

**Property/Project Description:**

This is a request to construct a 10-story 34-unit condominium in the IOA zoning district in the Central Beach Regional Activity Center (RAC). The building has been designed in the Mediterranean style. The archways and entries will be trimmed with decorative moldings. The facade facing Bayshore Drive will have decorative balconies with ornamental railings and canvas awnings. The top of the building will consist of concrete roof tiles with finials and parapets with decorative moldings. Pursuant to Sec. 47-12.5.D.1.d.i. and ii, the applicant is requesting the rear yard requirements be reduced to 20'-8" at the garage and 23'-4" at the tower, and side yard modifications of 10'-8" at the garage (below 35' in height), and 24'-7" (between 35'-75' in height), and 30' (between 75'-115') at the tower.

The Broward County Historical Commission has recommended that an archaeological monitoring be done during the initial ground-disturbing clearing and foundation excavation process for this site.

**Parking and Traffic:**

The parking requirement for this development is 71 spaces, the applicant is providing 80 spaces.

This project will generate 142 trips per day (4.18 TPD/unit). This equates to 13 peak hour trips which will be subtracted from the 3,220 peak hour trips allowed in the Central Beach by the 1989 Action Plan. This will leave a balance of 1,384 peak hour trips in the Central Beach Area.

**Neighborhood Compatibility and Design and Community Compatibility Criteria:**

The applicant has submitted a narrative (**Exhibit 1**) in response to Section 47-25.3. Neighborhood Compatibility Requirements and Design and Community Compatibility Criteria.

**Comprehensive Plan Consistency:**

The Future Land Use Element of the Comprehensive Plan permits up to 5,500 dwelling units in the Beach RAC. This request is for 34 units. There is a balance of 1,811 units available. The proposed development is also within the limits set by the Fort Lauderdale Beach Action Plan which restricts development growth to the equivalent of no more than 3,200 peak hour traffic trips. The total peak hour trips generated by this development is 13, there are 1,384 trips remaining.

This proposal was reviewed by the Development Review Committee on February 22, 2005 and all issues have been addressed.

**Planning and Zoning Board Review Option:**

The Planning and Zoning Board shall determine whether the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level IV development and shall forward its recommendation to the city commission.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. Final DRC approval.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.

Attachments

50-R-05/04-20-05/DM

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant